

INDUSTRIAL PROPERTY FOR LEASE

# 173 E MARKETRIDGE

173 E MARKETRIDGE DR RIDGELAND, MS 39157



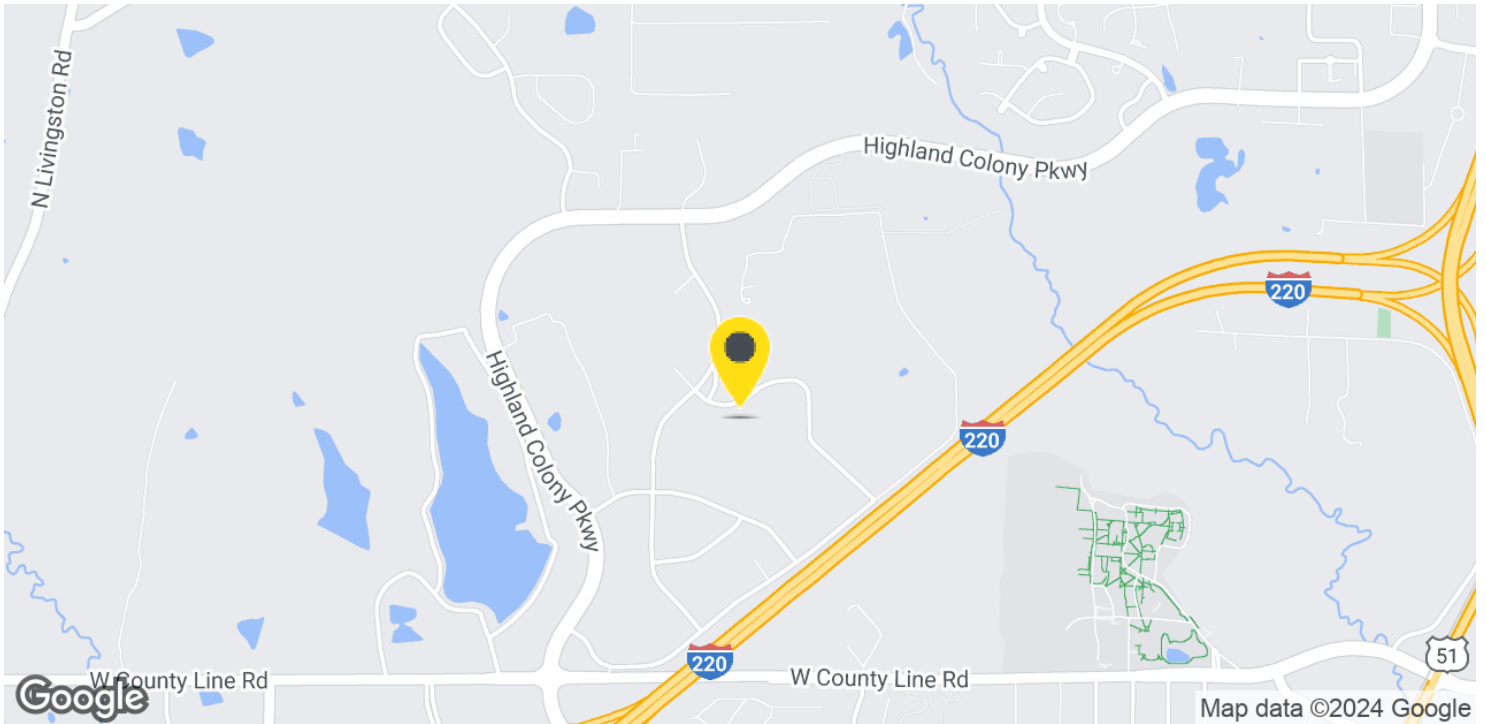
JEFF SPEED, CCIM  
601.624.8380  
jeff@speedcres.com

SPEED COMMERCIAL REAL ESTATE

601.987.0202 | 805 South Wheatley | Ridgeland, MS 39157 | speedcres.com

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All of other marks displayed on this document are the property of their respective

INDUSTRIAL PROPERTY FOR LEASE



**PROPERTY DESCRIPTION**

13,440 sq ft of office space and 47,736 of warehouse space. Building includes (8) dock-high doors, (1) grade-level drive in door, (11) private offices, large conference room, heated and cooled IT server room, storage room, break room, large cubicle area and multiple restrooms. Property includes 120/208 and 480-volt power as well as full power backup Caterpillar generator.

**LOCATION DESCRIPTION**

Conveniently located in Ridgeland, MS Industrial/Business park. Easy access to I-220 and Highland Colony Parkway.

**OFFERING SUMMARY**

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	61,178 SF
Lot Size:	6.23 Acres
Building Size:	61,176 SF

**JEFF SPEED, CCIM**

601.624.8380

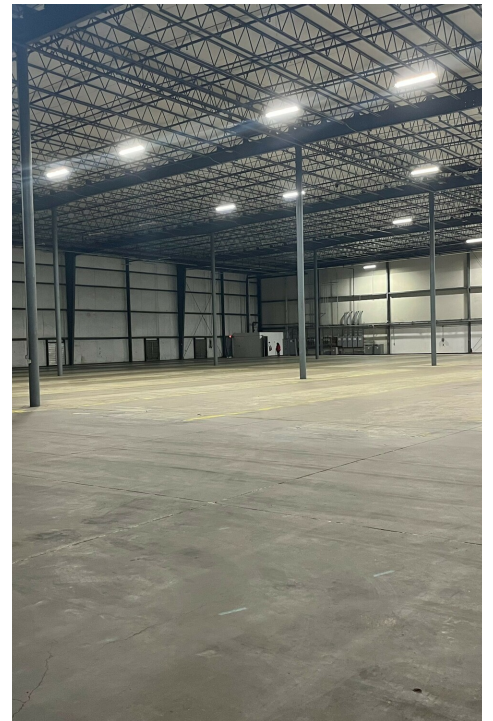
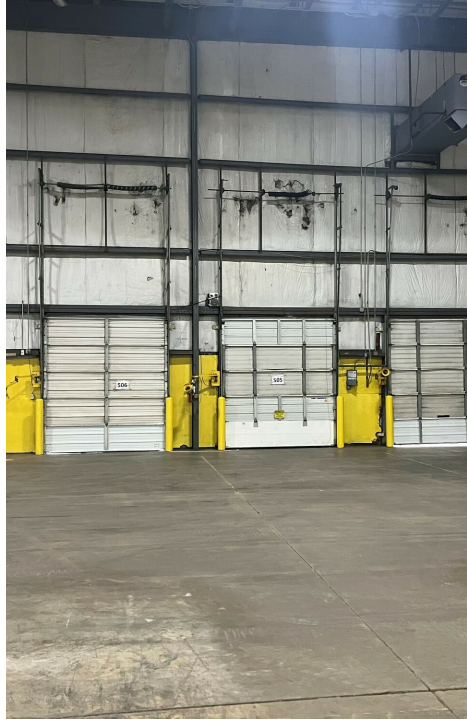
jeff@speedcres.com

INDUSTRIAL PROPERTY FOR LEASE

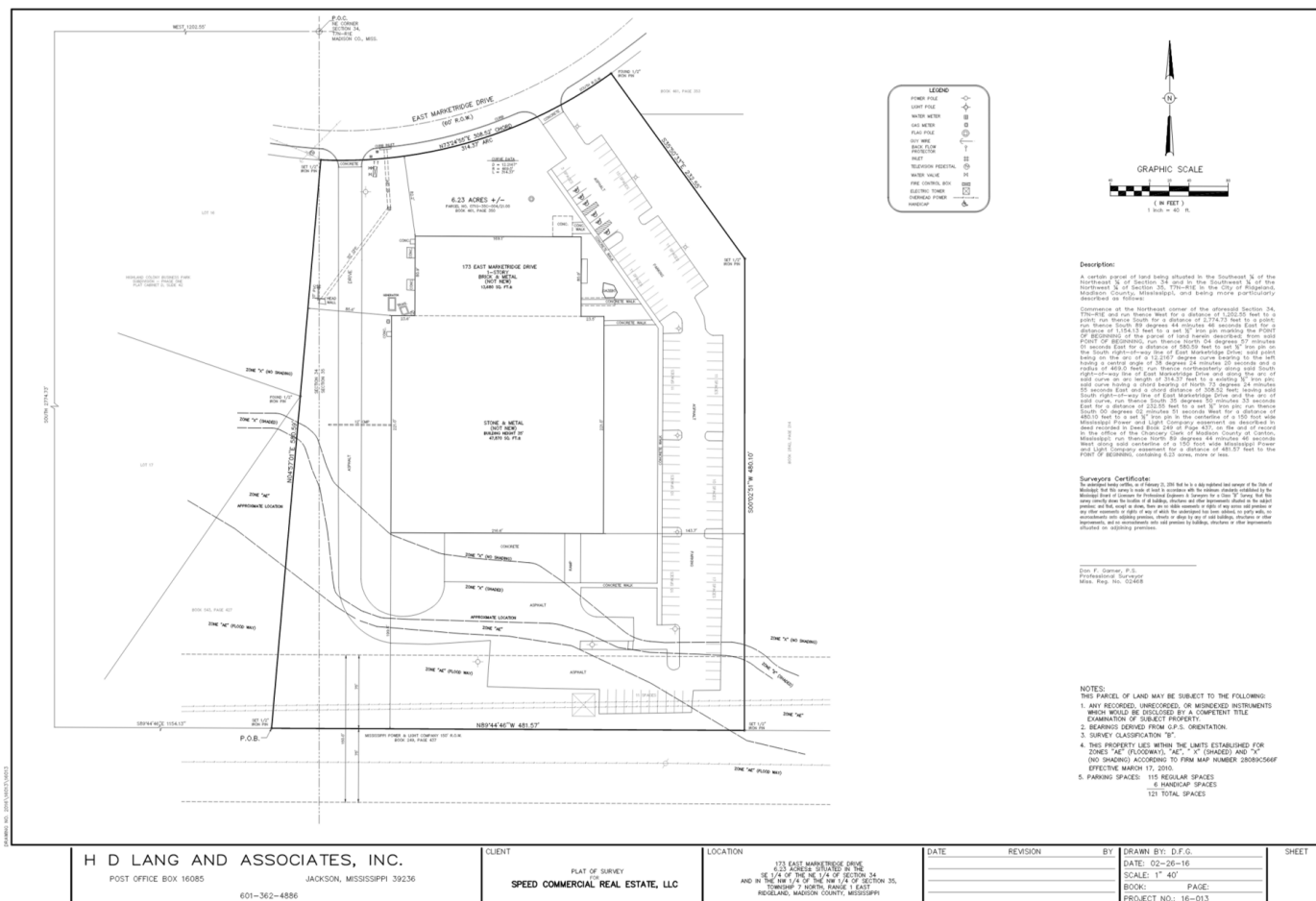


**JEFF SPEED, CCIM**  
601.624.8380  
jeff@speedcres.com

INDUSTRIAL PROPERTY FOR LEASE



**JEFF SPEED, CCIM**  
601.624.8380  
jeff@speedcres.com

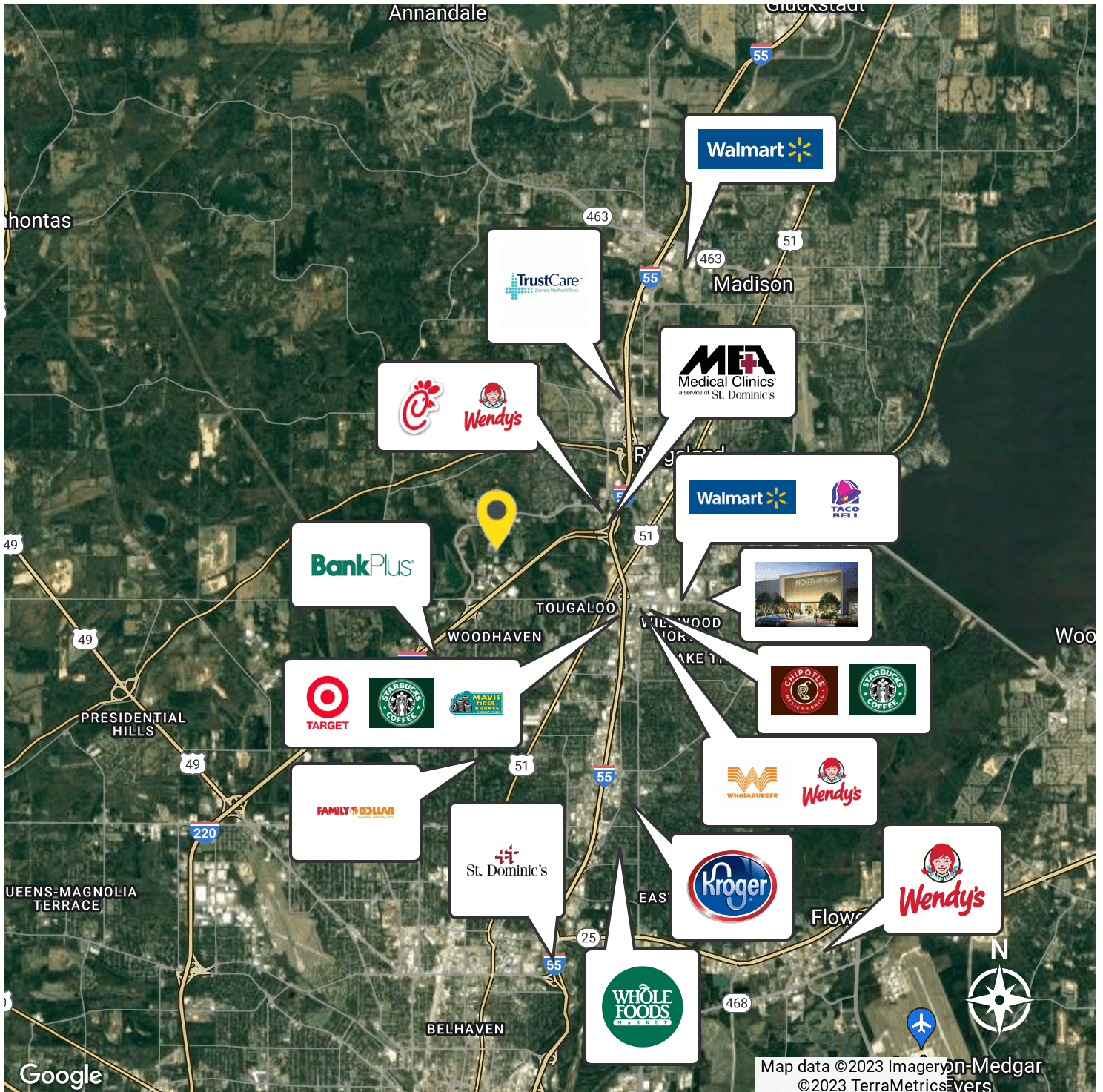


JEFF SPEED, CCIM

601.624.8380

jeff@speedcres.com

INDUSTRIAL PROPERTY FOR LEASE

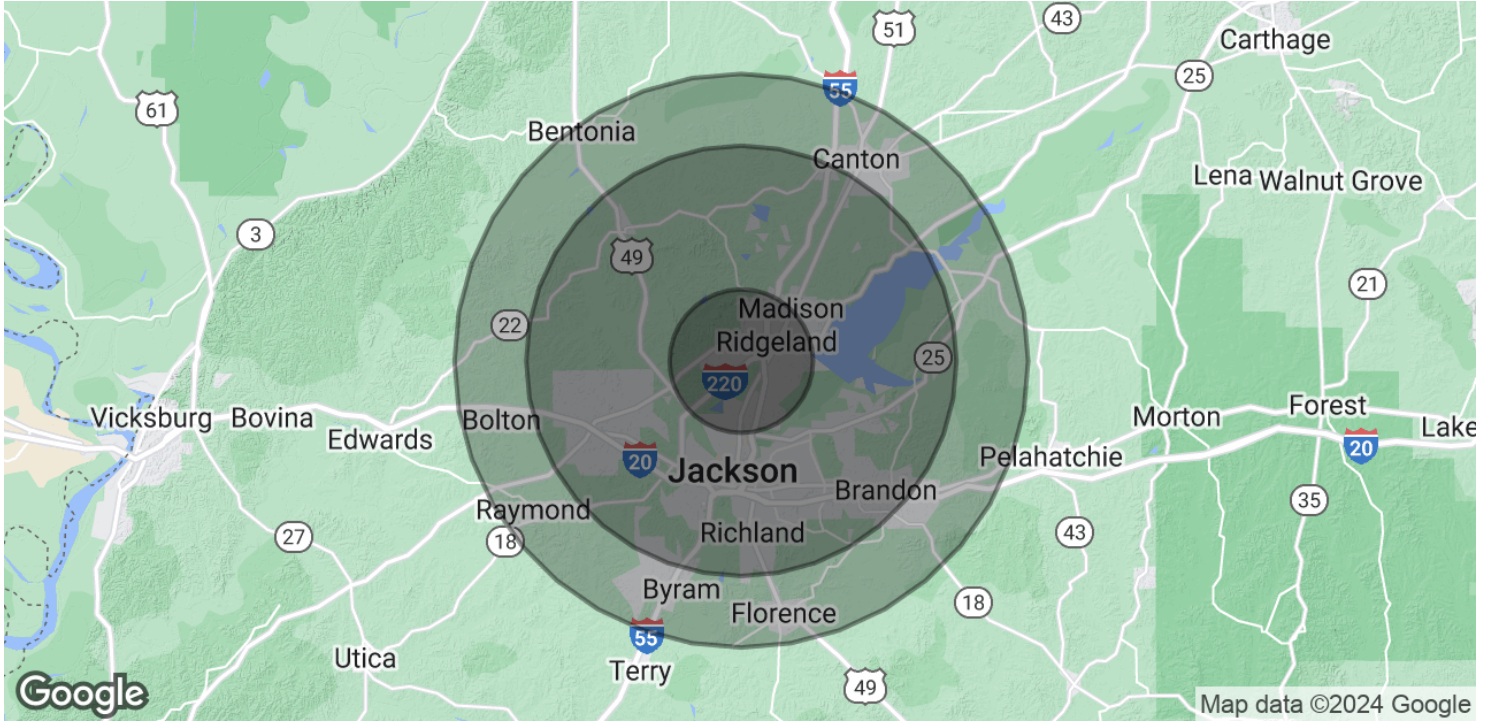


**JEFF SPEED, CCIM**

601.624.8380

jeff@speedcres.com

INDUSTRIAL PROPERTY FOR LEASE



POPULATION	5 MILES	15 MILES	20 MILES
Total Population	88,321	381,735	452,239
Average Age	38.5	37.1	37.2
Average Age (Male)	37.5	36.0	36.1
Average Age (Female)	39.9	38.5	38.8
HOUSEHOLDS & INCOME	5 MILES	15 MILES	20 MILES
Total Households	40,500	161,960	190,437
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$70,762	\$71,555	\$70,624
Average House Value	\$162,305	\$163,776	\$162,106

2020 American Community Survey (ACS)

**JEFF SPEED, CCIM**

601.624.8380

jeff@speedcres.com

INDUSTRIAL PROPERTY FOR LEASE



**JEFF SPEED, CCIM**

President | CCIM

**D:** 601.987.0202 | **C:** 601.624.8380

jeff@speedcres.com



MS #16810

**JEFF SPEED, CCIM**

601.624.8380

jeff@speedcres.com